

COUNCIL BLUFFS, IOWA

CITY PLANNING COMMISSION

ANNUAL REPORT

2008

Prepared By

THE COMMUNITY DEVELOPMENT DEPARTMENT



OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

April 14, 2009

The Honorable Thomas P. Hanafan, Mayor
and Members of the City Council
City Hall
209 Pearl Street
Council Bluffs, IA 51503

Mayor and Members of the City Council:

The City Planning Commission forwards this copy of the 2008 Annual Report for your information. This report contains a summary of the actions taken by the Commission in handling various cases referred to them during the year.

I would like to take this opportunity to thank the City Council, City Planning Commission and the Community Development Department staff for their effort and support during the past year. I hope that together we can continue to serve the City of Council Bluffs in a program of progressive community development.

Respectfully submitted,

Sharon White, Chair
City Planning Commission
City of Council Bluffs, Iowa



MAYOR

Thomas P. Hanafan

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Lynne Branigan
Matt Schultz
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Gayle Malmquist, Development Services Coordinator
Rose Brown, Urban Planner
Rebecca Sall, Planning Technician
Patrick McFadden, Zoning Enforcement Officer
Cindy Clark, Administrative Secretary
Jeanne Mudge, Clerk Typist

*Indicates a partial year of service

CITY PLANNING COMMISSION
MEMBERS, TERMS AND ATTENDANCE

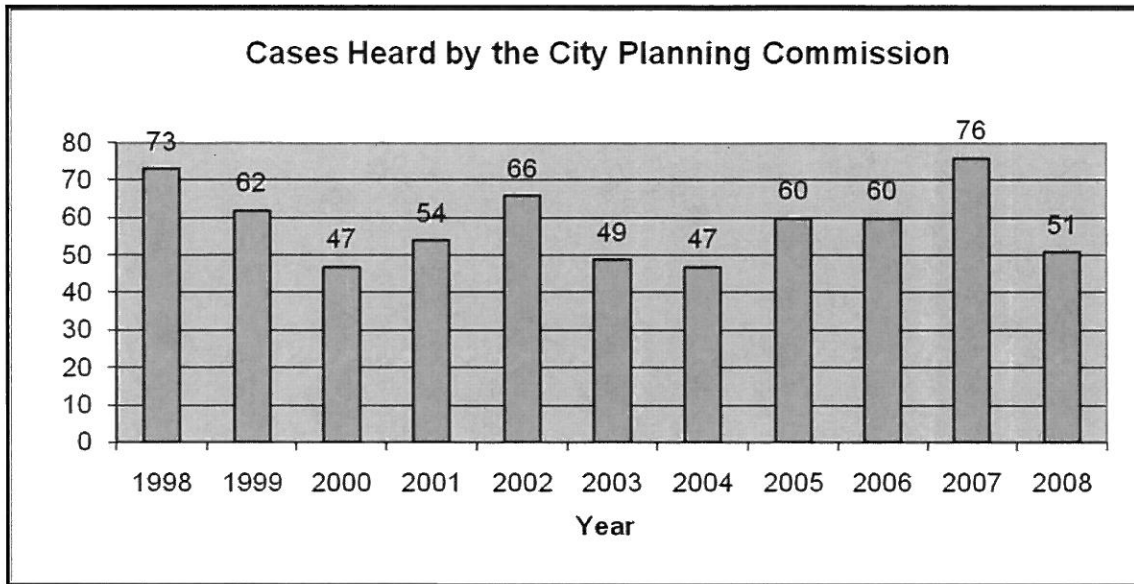
2008

		NUMBER OF MEETINGS	
MEMBERS	TERM	PRESENT	ABSENT
Mary Ann Bragg	May, 2001 - April, 2011	8	3
Gordon Dickerson*	April, 2008 – April, 2013	8	0
Sheila Graham	December, 2006- April 2010	9	2
Bill Hartman*	January, 2008 – April, 2012	10	0
Stephen Johns	March, 2003 – April, 2013	10	1
Ken Milford	November, 2000 – April, 2013	11	0
Dan Ozaydin	September, 2004 – April, 2012	8	3
Douglas Rew	July, 2006 – April 2011	10	1
Donna Schoeppner	July, 2000 – April, 2010	7	4
Dan VanHouten	April, 2000 – April, 2010	7	4
Sharon White	February, 2004 – April, 2012	11	0
Dave Williamson*	August, 2006-April, 2008	1	2

* Indicates a partial year of service

SUMMARY OF ACTIVITIES

The Commission heard 51 requests in 2008. The chart below represents cases reviewed by the Planning Commission since 1998.



Source: Community Development Department

Subdivisions: The Commission reviewed six preliminary plans in 2008. The Commission recommended approval with conditions of Fox Run Landing – Phase III, Bogardus Hills, Orchard Village, South Towne Subdivision (10 commercial lots); Orchard Village Revised (3 lot subdivision) and River’s Edge Subdivision.

Planned Commercial District-Planned Residential District-Development Plan Review: The Commission reviewed three amendments to existing Planned Commercial development plans and considered adoption of three new Planned Commercial Development plans. The Commission reviewed six new Planned Residential Development Plans.

Text Amendments: The Commission reviewed one text amendment. These amendments were related to administrative procedures, establishment temporary uses, zoning certificate and site plan review procedures.

Rezoning: The Commission reviewed 15 rezoning cases. The Commission concurred with staff’s recommendation on all but one case. The City Council concurred with the Commission’s recommendation on all but one case; additionally two cases were withdrawn prior to City Council consideration.

Street, Alley and Public Right-of-way Vacations: The Commission heard ten requests to vacate public rights-of-way. The Commission and Council concurred with staff’s recommendation in all cases.

Miscellaneous

Public hearings were held on the following seven cases:

1. Voluntary Annexation
2. Adopt policy and procedure regarding encroachments with public pedestrian ways (C-3 & C-4 Districts)
3. Adopt Capital Improvement Program FY 2009-10 through FY 2013-14
4. Adopt Playland Park Master Plan Amendment
5. Amend Old Airport Urban Renewal Plan and Area
6. Amend the Mid-America Center Urban Renewal Plan and Area
7. Encroachment to public right-of-way at 109 Pearl Street.

SUBDIVISIONS - 2008

CASE #SUB-08-001: Public hearing on the request of Bob Sherwood to subdivide and rezone approximately 16 acres in part of Lot 1, Auditor's Subdivision of the NE¼ NW¼ of Section 32-75-43 and the SE¼ SW¼ of Section 29-75-43 for a residential subdivision to be known as Bogardus Hills will also create 46 lots for single family attached residences and retain the two existing residences abutting McPherson. Location: Extending north from McPherson Avenue between Upland Drive and Bennett Avenue.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	withdrawn by applicant prior to action at Planning Commission Meeting
Action:	City Council:	none

CASE #SUB-08-002: Public hearing on the request of Dial Land Purchasing LLC to subdivide approximately 23 acres in the SE¼ NE¼ of Section 4-74-43 lying west of State Orchard Road for a subdivision to be known as Orchard Village. Location: West side of State Orchard Road north of Greenview Road.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	denied, 6/09/08

CASE #SUB-08-004: Public hearing on the request of Western Iowa Land Development for preliminary plan approval for a 59 lot single family residential subdivision to be known as Fox Run Landing – Phase III with a variance to allow some lots to exceed the 3 to 1 lot depth to width ratio. This is a replat of Lot 38 of The Seven at Fox Run Landing Subdivision and Lots 15 and 21, Fox Run Landing. Location: North of 55th Avenue between Council Pointe Road and South 36th Street.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution #08-230, 07/28/2008

CASE #SUB-08-006: Public hearing on the request of Rod Rhoden for preliminary plan approval for a 10 lot commercial subdivision to be known as Southtowne located on 21.55 acres in Lots 1, 2, and 3, Rhodens Subdivision and the east 637.83' lying north of the highway in the SW¼ SE¼ of Section 12-74-44. Location: Northeast corner of Veterans Memorial Highway (Hwy 275) and South Expressway (Hwy 192).

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	postponed, by applicant's request

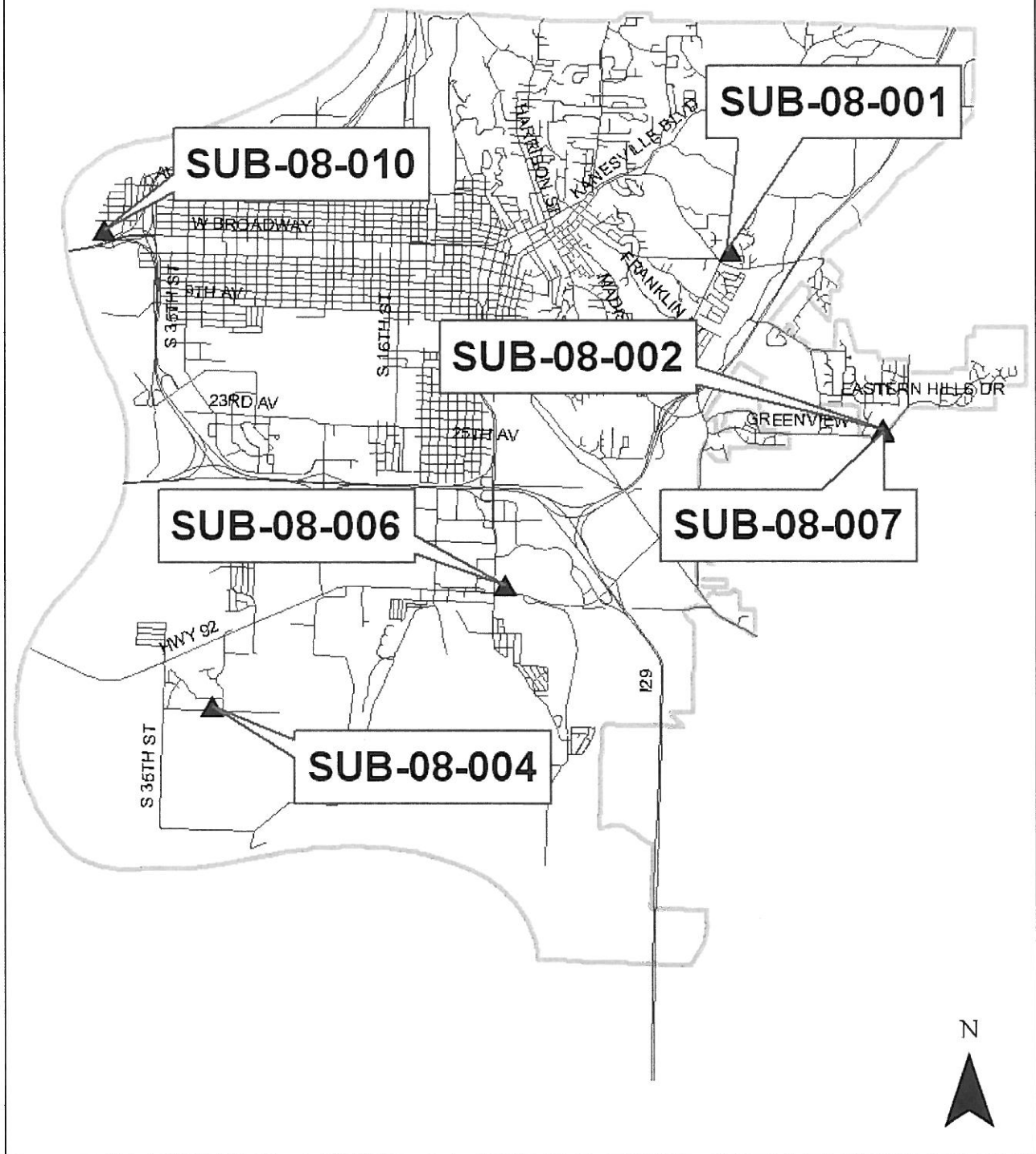
CASE #SUB-08-007: Public hearing on the request of Dial Land Purchasing, LLC for preliminary plan approval for a three lot subdivision to be known as Orchard Village located on 23 acres in the NE¼ of Section 4-74-43, lying west of the centerline of State Orchard Road. Location: Northwest of Greenview and State Orchard Roads.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, as amended, Resolution # 08-326, 10/27/08

CASE #SUB-08-010: Public hearing on the request of the Community Development Department for preliminary plan approval for a subdivision to be known as River's Edge located on 21.28 acres located in part of Government Lot 3 of the SW¼ SW¼ of Section 28 and part of Government Lot 1 of the NW¼ NW¼ of Section 33, all in Township 75, Range 44. Location: Former Playland Park site-from North 40th Street to the Missouri River Levee between Avenue 'B' and Interstate 480 right-of-way.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution # 08-361, 12/08/2008

Subdivision Requests



**PLANNED COMMERCIAL DISTRICT/PLANNED RESIDENTIAL DISTRICT-DEVELOPMENT
PLAN REVIEW – 2008**

CASE #PC-08-001: Public hearing on the request of Buck's Inc. to amend the Planned Commercial Development Plan for Mall of the Bluffs located in the NE¼ NE¼ and the SE¼ NE¼ of Section 6-74-43 to construct a new gas station/convenience store. Location: Adjacent to Madison Avenue between the I-80 off ramp and the entrance to Mall of the Bluffs.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved Resolution #08-170, 6/09/08

CASE #PC-08-002: Public hearing on the request of Buck's Inc. to adopt a Planned Commercial Development Plan to build a Bucky's Express Convenience Store with gasoline sales located in part of Blocks 72 and 97, Railroad Addition and vacated 28th Avenue right-of-way abutting. Location: East side of South 24th Street, north of I-80/29.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution #08-227, 7/28/08

CASE #PC-08-003: Public hearing on the request of Kimco Metro Crossing, LP to amend the development plan for Metro Crossing to adopt a Planned Commercial Development Plan for Lots 16 and 17, Metro Crossing Subdivision. Location: Between Metro Drive and Denmark Drive, north of Highway 275, west of I-29.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution #08-228, 7/28/08

CASE #PC-08-004: Public hearing on the request of IN Hoot, LLC to amend the Planned Commercial Development Plan for Lot 4, Bluffs Vision Replat 1, relative to signage. Location: 2910 23rd Avenue.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval subject to conditions,
Action:	City Council:	approved, Resolution #08-229, 7/28/08

CASE #PC-08-005: Public hearing on the request of Rod Rhoden for Planned Commercial Development Plan adoption for a 10 lot commercial subdivision to be known as South Towne located on 21.55 acres in Lots 1, 2, and 3, Rhodens Subdivision and the east 637.83' lying north of the highway in the SW¼ SE¼ of Section 12-74-44. Location: Northeast corner of Veterans Memorial Highway (Hwy 275) and South Expressway (Hwy 192).

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	postponed until 5/11/09 at applicant's request

CASE #PC-08-006: Public hearing on the request of All-Season Extreme, LLC (Wedge Resorts) to adopt the Planned Commercial Development Plan for Wedge Action Sports Complex on Lot 2, Wedge Resort Subdivision. Location: West side of Mid-America Drive, south of 23rd Avenue.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution #08-248, 8/25/08

Planned Residential Development Plans

CASE #PR-08-001 Public hearing on the request of Bob Sherwood to append a Planned Residential Overlay approximately 16 acres in part of Lot 1, Auditor's Subdivision of the NE¼ NW¼ of Section 32-75-43 and the SE¼ SW¼ of Section 29-75-43 from R-1/Single Family Residential to Bogardus Hills Subdivision. Location: Extending north from McPherson Avenue between Upland Drive and Bennett Avenue.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	withdrawn by applicant prior to action at Planning Commission meeting
Action:	City Council:	none

CASE #PR-08-002: Public hearing on the request of Hospice of Southwest Iowa to amend a Planned Residential Overlay on 5.46 acres in part of Lot 2, Auditor's Subdivision of the NW¼ NW¼ and Lot 5, Auditor's Subdivision of the NE¼ NW¼ all in Section 30-75-43 to construct a hospice facility. Location: North Broadway at Ivy Drive.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution #08-103, 4/14/08

CASE #PR-08-003: Public hearing on the request of Dial Land Purchasing LLC to adopt a Planned Residential Development Plan on 23 acres in the SE¼ NE¼ of Section 4-74-43 lying west of State Orchard Road for a subdivision to be known as Orchard Village. Location: West side of State Orchard Road north of Greenview Road.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	withdrawn by applicant from City Council agenda

CASE #PR-08-004: Public hearing on the request of Dial Land Purchasing, LLC to adopt the Planned Residential Development Plan for a subdivision to be known as Orchard Village located on 23 acres in the NE¼ of Section 4-74-43, lying west of the centerline of State Orchard Road. Location: Northwest of Greenview and State Orchard Roads.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution #08-327, 10/27/08

CASE #PR-08-005: Public hearing on the request of the Community Development Department: to adopt the Planned Residential Development Plan for River's Edge Subdivision.

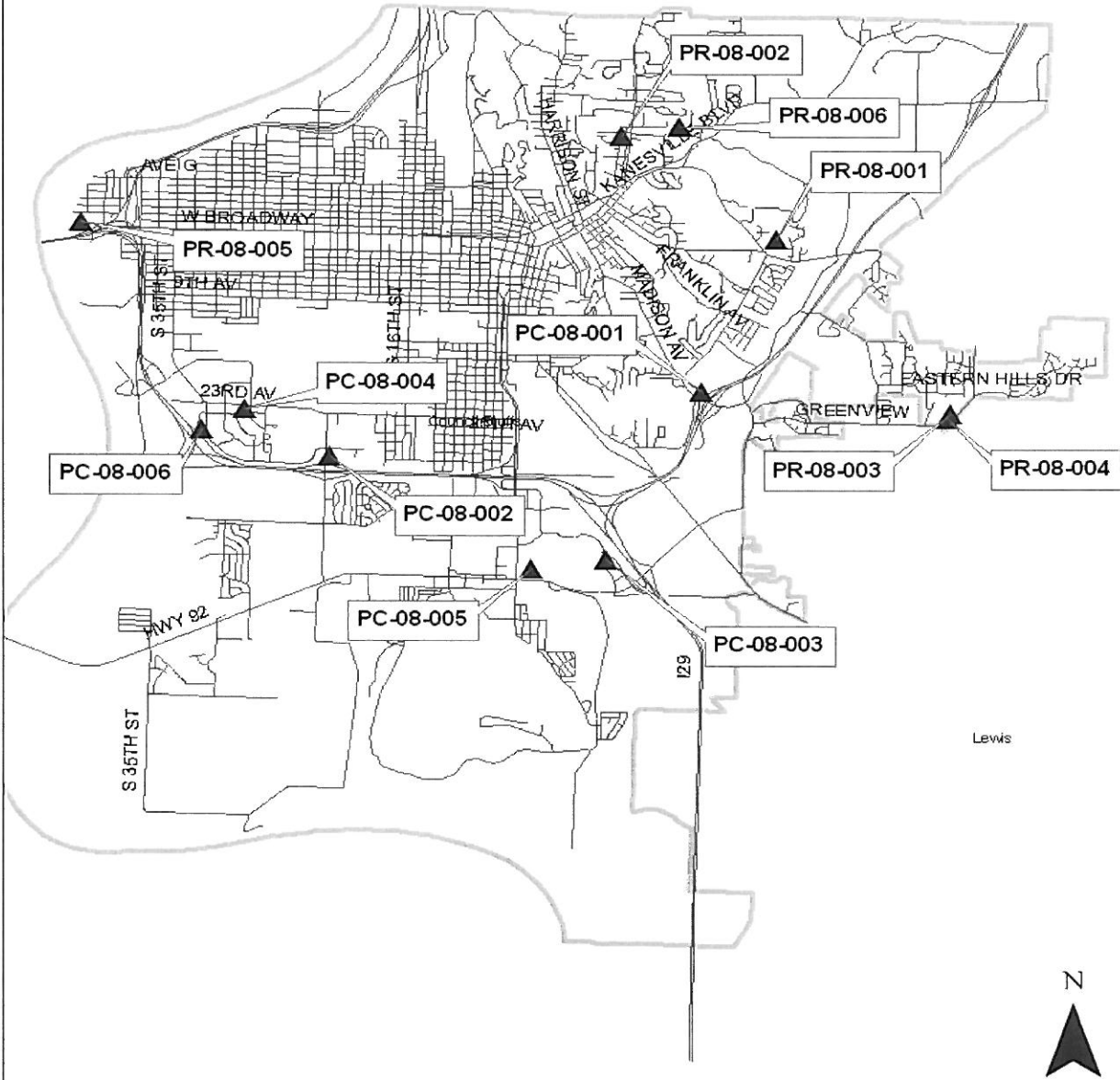
Location: Former Playland Park site-from North 40th Street to the Missouri River Levee between Avenue 'B' and Interstate 480 right-of-way.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution #08-362, 12/08/08

CASE #PR-08-006: Public hearing on the request of Colonial Hills, Inc. to adopt the Planned Residential Development Plan for Colonial Village Apartment Homes and Townhomes. Location: West of Simms via Dillman Drive.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	approval, subject to conditions
Action:	City Council:	approved, Resolution # 08-360, 12/8/08

Planned Development Review



TEXT AMENDMENTS - 2008

AMENDMENTS TO ZONING ORDINANCE

CASE #ZT-08-001: Public hearing on the request of the Community Development Department to repeal Chapters 15.01, 15.02 and 15.27 of the Municipal Code (Zoning Ordinance) and adopt new Chapter 15.01 'Title, Purpose and Intent', new Chapter 15.02 'Administration and Enforcement' and new Chapter 15.27 'Zoning Districts' of the Municipal Code (Zoning Ordinance).

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #6012, 10/27/08

AMENDMENTS TO SUBDIVISION ORDINANCE – None

REZONING - 2008

CASE #ZC-08-001: Public hearing on the request of the City of Council Bluffs to rezone the Walter E. Scott Energy Center, along with other lands owned or partially owned by MidAmerican Energy Company, located in part of the SE¼ SE¼ of Section 24-74-44, part of the E½ NE¼ and part of the NE¼ SE¼ of Section 25-74-44, part of the S½ SW¼ of Section 19-74-43, the NW¼ and part of the SW¼ of Section 30-74-43 from A-1/Open Space, A-2/Parks, Estates and Agricultural and I-2/General Industrial to I-3/Heavy Industrial. General location: Between the Missouri River and Interstate 29, north of the southerly most corporate limit line.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #5968, 2/11/08

CASE #ZC-08-002: Public hearing on the request of Bob Sherwood to rezone approximately 16 acres in part of Lot 1, Auditor's Subdivision of the NE¼ NW¼ of Section 32-75-43 and the SE¼ SW¼ of Section 29-75-43 from R-1/Single Family Residential to append a Planned Residential Overlay onto the entire tract and to rezone proposed Lot 62 to R-3/Low Density Multi-family Residential to construct a 32 unit assisted living facility for a residential subdivision to be known as Bogardus Hills. Location: Extending north from McPherson Avenue between Upland Drive and Bennett Avenue.

Recommendation:	Staff:	approval, subject to conditions
	CPC:	withdrawn by applicant prior to action at Planning Commission meeting
Action:	City Council:	none

CASE #ZC-08-003: Public hearing on the request of Hospice of Southwest Iowa to rezone 5.46 acres in part of Lot 2, Auditor's Subdivision of the NW¼ NW¼ and Lot 5, Auditor's Subdivision of the NE¼ NW¼ all in Section 30-75-43 from R-1/Single Family Residential to R-3/Low Density Multi-family Residential with a Planned Residential Overlay to construct a hospice facility. Location: North Broadway at Ivy Drive.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #5979, 4/14/08

CASE #ZC-08-004: Public hearing on the request of Dial Land Purchasing LLC to rezone approximately 8.5 acres in Section 4-74-43 lying west of State Orchard from R-3/Low Density Multi-family Residential with a Planned Residential Overlay to C-2 Commercial in order to construct approximately 35,500 square feet of commercial space in Lots 1 and 2 of the proposed Orchard Village Subdivision. Location: West side of State Orchard Road north of Greenview Road.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	none, withdrawn by developer, 06/23/08

CASE #ZC-08-005: Public hearing on the request of David Kohll to rezone Lots 6 through 13, Block 3, Bayliss 1st Addition along with Lots A through G, Auditor's Subdivision of Lots 14, 15 and 16, Block 3, Bayliss 1st Addition and Out Lot 1, Mynster's Addition all lying northwest of Kanesville Boulevard from C-4 Commercial to C-3 Commercial. Location: Between North 6th and North 7th Streets, from Mynster Street to Kanesville Boulevard.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	withdrawn by applicant prior to Council action

CASE #ZC-08-006 Public hearing on the request of Michael Collins to rezone Lots 20 through 25, except the east 10 feet of Lot 22, lying west of Highway 192 (South Expressway) and the north ½ of the vacated alley adjacent, Hughes and Doniphan's Addition from R-2/Two Family Residential to C-2 Commercial. Location: West of the South Expressway and south of 21st Avenue.

Recommendation:	Staff:	denied
	CPC:	approval, subject to conditions
Action:	City Council:	denied, 06/09/08

CASE #ZC-08-007 Public hearing on the request of the Community Development Department to rezone approximately 424 acres of recently annexed land located in five tracts directly east of the MidAmerican Energy Plant as follows:

Tracts 1, 2A and 3, from I-2/General Industrial to I-3/Heavy Industrial

Tract 4, from A-3/Riverfront and Agricultural Production District to A-2/Parks, Estates and Agricultural

Tract 5, from A-3/Riverfront and Agricultural Production District to I-3/Industrial

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #5982, 4/28/08

CASE #ZC-08-008: Public hearing on the request of Robert Daley to rezone Lots 3, 4 and the east ½ of Lot 5, Block 5, Squire's Addition from C-1 Commercial to R-2/Two-family Residential. The Community Development Department expanded the request to include the west ½ of Lot 5, Block 5 and Lots 1 through 5, Block 1, Squire's Addition and also Lots 12 through 17, Block 3 and Lots 6 through 11, Block 4, Van Brunt and Rice's Addition from C-1 Commercial to R-2/Two-family Residential. Location: 5th Avenue, east and west of South 21st Street.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #5997, 4/28/08

CASE #ZC-08-009: Public hearing on the request of Seldin Properties, LLC and Maple Leaf Apts., LLC to rezone Lots 16 through 25, Block 24, Ferry Addition, from C-2/Commercial to R-4/High Density Multi-Family Residential and to rezone Lots 1 and 2 and Lots 26 through 30, except State of Iowa, Block 24, Ferry Addition and all of vacated South 36th Street right-of-way adjacent from R-3/Low Density Multi-Family Residential to R-4/High Density Multi-Family Residential. Location: 110 South 35th Street and 3527 1st Avenue.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #6005, 6/23/08

CASE #ZC-08-010: Public hearing on the request of Bethany Lutheran Home to rezone Lot 4 and the south 20.5 feet of Lot 3, Block 1, Besley's Subdivision from R-1/Single Family Residential to R-3/Low Density Multi-family Residential. Location: #4 Elliott Street.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #6006, 07/28/08

CASE #ZC-08-011: Public hearing on the request of Gary Golden to rezone Lots 134 through 138, Belmont Addition from C-2 Commercial to I-2/General Industrial. Location: Southeast corner of North 15th Street and Avenue 'N'.

Recommendation:	Staff:	deny
	CPC:	deny
Action:	City Council:	denied, 11/10/08

CASE #ZC-08-012: Public hearing on the request of Broadway Ventures, LLC to rezone Lots 1 through 23, Block 4, Wright's Addition from R-3/Low Density Multi-family Residential to C-2 Commercial. Location: South of 1st Avenue between South 24th and South 25th Streets.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #6014, 11/10/08

CASE #ZC-08-013: Public hearing on the request of the Community Development Department to rezone from A-2/Parks, Estates and Agricultural and R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay to A-2/Parks, Estates and Agricultural for proposed Blocks 1 and 3 and to R-4/PR for proposed Block 2 and Blocks 4 through 8 of the final plat for River's Edge Subdivision.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #6018, 12/08/08

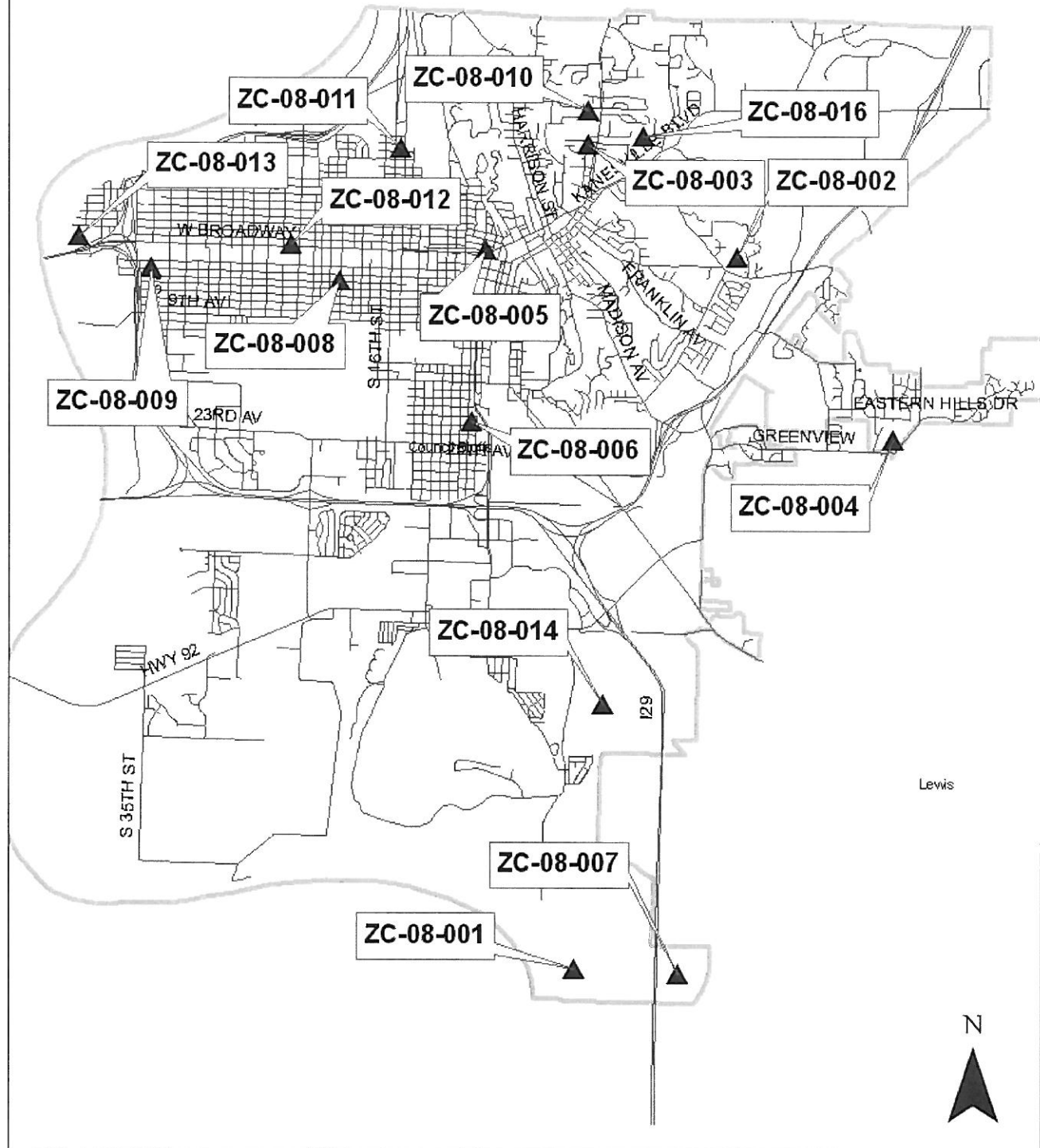
CASE #ZC-08-014: Public hearing on the request of Michael Collins to rezone the south 908.9 feet of the SE¼ NW¼ of Section 18-74-43 lying east of Lateral 5 (except City) from A-2/Parks, Estates and Agricultural to I-2/General Industrial. Location: East of East Manawa Drive and south of the tank farm.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #6014, 11/10/08

CASE #ZC-08-016: Public hearing on the request of Colonial Hills, Inc. to rezone Lot 16 and Outlot A, Euclid Heights Subdivision from R-1/Single Family Residential to R-3/Low Density Multi-family Residential with a PR/Planned Residential Overlay for Colonial Village Apartment Homes and Townhomes. Location: West of Simms via Dillman Drive.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Ordinance #6017, 12/18/08

Zoning Map Amendments



STREET, ALLEY AND PUBLIC RIGHT-OF-WAY VACATIONS - 2008

CASE #SAV-08-001: Public hearing on the request of Susan and Clark Fry to vacate the east/west alley abutting Lots 8 and 9, Block 5, Park Addition. Location: Behind 190 12th Avenue.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-101, 4/14/08

CASE #SAV-08-002: Public hearing on the request of the Eagles Club to vacate the east/west alley in Block 10, Mullin's Subdivision. Location: From North 15th to North 16th Street, between Avenue 'F' and Avenue 'G'.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-186, 6/23/08

CASE #SAV-08-003: Public hearing on the request of the Community Development Department to vacate certain rights-of-way as follows:

1. South 15th Street abutting Blocks 4 and 5, Railroad Addition.
 2. Both north/south alleys in Block 6, Railroad Addition.
 3. South 17th Street abutting Block 6 and 7, Railroad Addition.
- Location: North from 23rd Avenue to the Union Pacific Railroad yard.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-187, 6/23/08

CASE #SAV-08-004: Public hearing on the request of Frank and Judith Ruiz to vacate 24th Avenue right-of-way abutting Blocks 21 and 36, Railroad Addition. Location: 24th Avenue between South 18th and South 19th Street.

Recommendation:	Staff:	denial
	CPC:	denial
Action:	City Council:	denied, 11/24/08

CASE #SAV-08-005: Public hearing on the request of Mark S. Kriley to vacate the west north/south alley in McGee's Subdivision of Block 21, Hughes and Doniphan's Addition. Location: Between 23rd and 24th Avenue, east of South 7th Street.

Recommendation:	Staff:	denial
	CPC:	denial
Action:	City Council:	denied, 7/14/08

CASE #SAV-08-006: Public hearing on the request of Matthew and Connie Solon to vacate the north/south alley abutting Lots 9 through 16, Block 2, Mynster Place and Lot 4, Auditor's Subdivision of the NW¼ SW¼ of Section 19-75-43. Location: West of Henry Street and 385' north of Elliott Street.

Recommendation: Staff: approval
CPC: approval
Action: City Council: approved, Resolution #08-205, 7/14/08

CASE #SAV-08-007: Public hearing on the request of Edward Morris to vacate all of Mid-America Loop right-of-way abutting Lots 1 through 7, Bluffs Vision Commercial Subdivision. Location: Loop road extending west from Mid-America Drive at 24th Avenue.

Recommendation: Staff: approval
CPC: approval
Action: City Council: approved, Resolution #08-224, 7/28/08

CASE #SAV-08-008: Public hearing on the request of Blue Beacon International to vacate 13,562 square feet of South 7th Street right-of-way. Location: Adjacent to 2910 South 7th Street.

Recommendation: Staff: approval
CPC: approval
Action: City Council: approved, subject to conditions, Resolution #08-256, 9/08/08

CASE #SAV-08-009: Public hearing on the request of Municipal Homes, Inc. to vacate:

1. Part of 24th Avenue right-of-way running west from South 19th Street for 516 feet and abutting Blocks 20 and 37 and part of Blocks 19 and 38, Railroad Addition.
2. Part of South 20th Street right-of-way running south from 24th Avenue for 165 feet and abutting part of Blocks 37 and 28, Railroad Addition.
3. Both north/south alleys in Block 37, Railroad Addition lying between South 19th and South 20th Streets, from 24th to 25th Avenue.

Location: 24th Avenue for 516' west from South 19th Street, South 20th Street for 165' south from 24th Avenue and both north/south alleys lying between South 19th and South 20th Streets, from 24th to 25th Avenue.

Recommendation: Staff: approval
CPC: approval
Action: City Council: approved, Resolution #08-301, 10/13/08

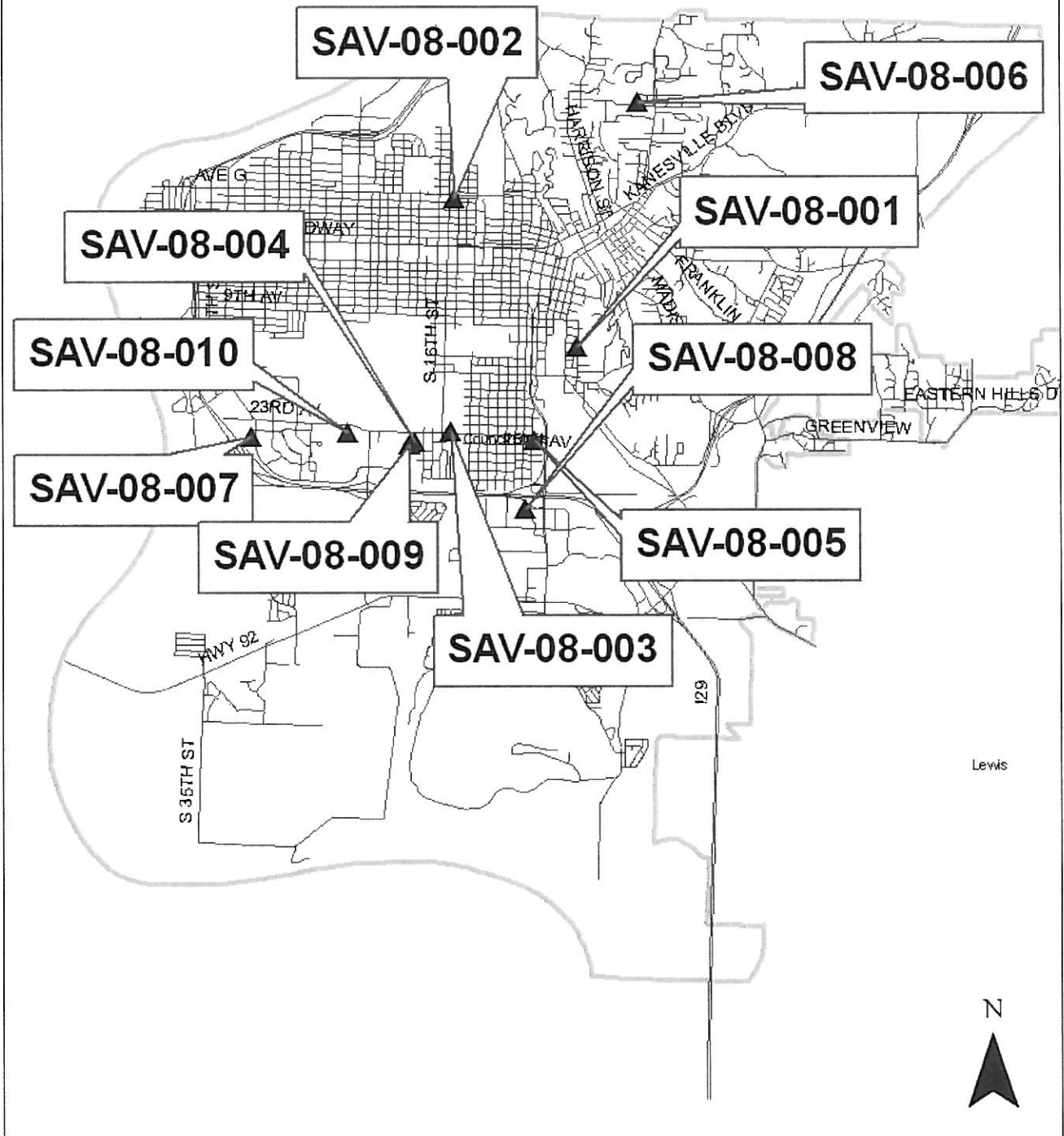
CASE #SAV-08-010: Public hearing on the request of the Community Development Department to vacate:

1. An irregular portion of the westerly 24th Avenue right-of-way abutting Blocks 15 and 42, Railroad Addition.
2. An irregular portion of the westerly 90' of 26th Avenue right-of-way abutting Blocks 43 and 70, Railroad Addition.

Location: A portion of 24th Avenue and a portion of 26th Avenue lying west of South 24th Street.

Recommendation: Staff: approval
CPC: approval
Action: City Council: approved, Resolution #08-302, 10/13/08

Right-of-Way Vacations



MISCELLANEOUS REQUESTS - 2008

CASE #MIS-08-001: Public hearing on the request of the City of Council Bluffs to adopt policy and procedure regarding encroachments into public pedestrian ways in the C-3 and C-4 Zoning Districts.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-21, 1/28/08

CASE #MIS-08-002: Public hearing on the request of the City of Council Bluffs to adopt the Capital Improvement Program – FY 2009-10 through FY 2013-14.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #09-003, 01/12/09

CASE #MIS-08-003: Public hearing on the request of the Community Development Department to adopt the Playland Park Master Plan – Amendment 1.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-370, 12/08/08

CASE #URN-08-001: Public hearing on the request of the City of Council Bluffs to amend the Old Airport Urban Renewal Plan and Area and adopt the amended plan by adding land south of Highway 275. Location: between I-29 and the South Expressway, south of 35th Avenue and north of Wright Road.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-165, 6/9/08

CASE #URN-08-002: Public hearing on the request of the City of Council Bluffs to amend the Mid-America Center Urban Renewal Plan and Area – Amendment No. 3 by adding approximately 148 acres to the original plan, as amended. Location: From 23rd Avenue to Interstate right-of-way between South 21st Street to the east line of Doll Distributing and extending northwest along 35th Street and south along Nebraska Avenue.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-280, 9/22/08

CASE #ENC-08-001: Public hearing on the request of John and Margaret LaBounty to encroach into public right-of-way adjacent to Lot 3, Block 9, Bayliss 1st Addition. Location: 109 Pearl Street.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-20, 1/28/08 (Pearl St.)
	City Council:	approved, Resolution #08-41, 3/24/08 (Main St.)

CASE #AN-08-001: Public hearing on the request of the Community Development Department for voluntary annexation of approximately 230 acres described as: the W½ of the SW¼ of Section 17-74-43, except the East 942.49 feet of the South 636.43 feet, Lewis Township, Pottawattamie County, Iowa; and the SE¼ of Section 18-74-43 and a 0.28 acre triangle in the Northwest corner of the NW¼ NE¼ of Section 19-74-43, Lewis Township, Pottawattamie County. Location: South and east of the corporate boundary to 192nd Street.

Recommendation:	Staff:	approval
	CPC:	approval
Action:	City Council:	approved, Resolution #08-261, 10/13/08

Miscellaneous Requests

